



Rangitahi/Molesworth Concession Opportunity: Tender Document



18 December 2025

Rangitahi/Molesworth Concession Opportunity: Tender Document

PROCESS UNDER s17ZG(2)(a) OF THE CONSERVATION ACT 1987 TO INVITE TENDER APPLICATIONS FOR THE RIGHT TO APPLY FOR A LEASE/LICENCE CONCESSION TO UNDERTAKE STOCK GRAZING AND ANCILLARY FARMING ACTIVITIES, MANAGEMENT OF FARM BUILDINGS, STRUCTURES AND CHATTELS AND POTENTIAL ANCILLARY TOURISM ACTIVITIES.

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1 INTRODUCTION

Purpose

- 1.1 An opportunity has arisen to submit tender applications to win the right to apply for a concession to undertake stock grazing and ancillary farming activities, management of farm buildings and structures and chattels, and potential ancillary tourism activities within Molesworth Recreation Reserve ('Rangitahi/Molesworth' or 'the Reserve').
- 1.2 Tender applications must be received by **11.59pm Friday 20 March 2026**.
- 1.3 It is envisaged a single tenderer will win the right to apply for a lease/licence concession for the whole of the Reserve subject to some exclusions, constraints and conditions that reflect farming, environmental and other public and commercial recreation/tourism needs.
- 1.4 A lease enables exclusive use (public access can be excluded). A licence provides for public access. As Rangitahi/Molesworth is classified as Recreation Reserve it is important the public can access the Reserve for recreation purposes including walking, camping, hunting and fishing. Any concession granted will primarily be for a licence, with some areas of the reserve such as the farm homestead and farm operational base locations being a lease. A separate invitation for commercial recreation/tourism proposals which are not part of the farm operation will be run to understand interest.
- 1.5 The purpose of this document is to provide context, supporting information and guidelines to assist tenderers to undertake their due diligence, produce appropriate tenders and understand the selection process. This includes the tender application forms and evaluation criteria in Appendices H and J.

Context

- 1.6 Rangitahi/Molesworth is New Zealand's largest farm at over 180,000 hectares. It is also an iconic drylands landscape that is home to a large range of threatened flora and fauna, has rich cultural and heritage values, and is a popular recreation location including for tramping, hunting, fishing and paddling. Rangitahi/Molesworth has been a significant area for trade and travel for centuries, from early Māori and European exploration, farming and, since being vested as a recreation reserve in 2005, conservation activities alongside high country farming.
- 1.7 Crown pastoral farming has occurred for over a century, more recently by Landcorp Farming Limited (trading as Pāmu Farms of New Zealand) under a 1948 Land Act lease. This lease is due to expire at the end of June 2026. An opportunity exists for a new farm operation to obtain a lease/licence concessions under the Conservation Act 1987 (CA). An opportunity for enhanced public and recreation access and enhanced protection of biodiversity, heritage and cultural values is also available.
- 1.8 The process of finding new concessionaires is being run under section 17ZG(2)(a) of the CA. This enables the Minister of Conservation ("the Minister") to tender the right to make a concession application, invite applications or carry out other actions to encourage specific applications for this activity (known as an 'allocation process'). This "allocation process" disappplies the statutory requirement of 'first in first served' that applies to

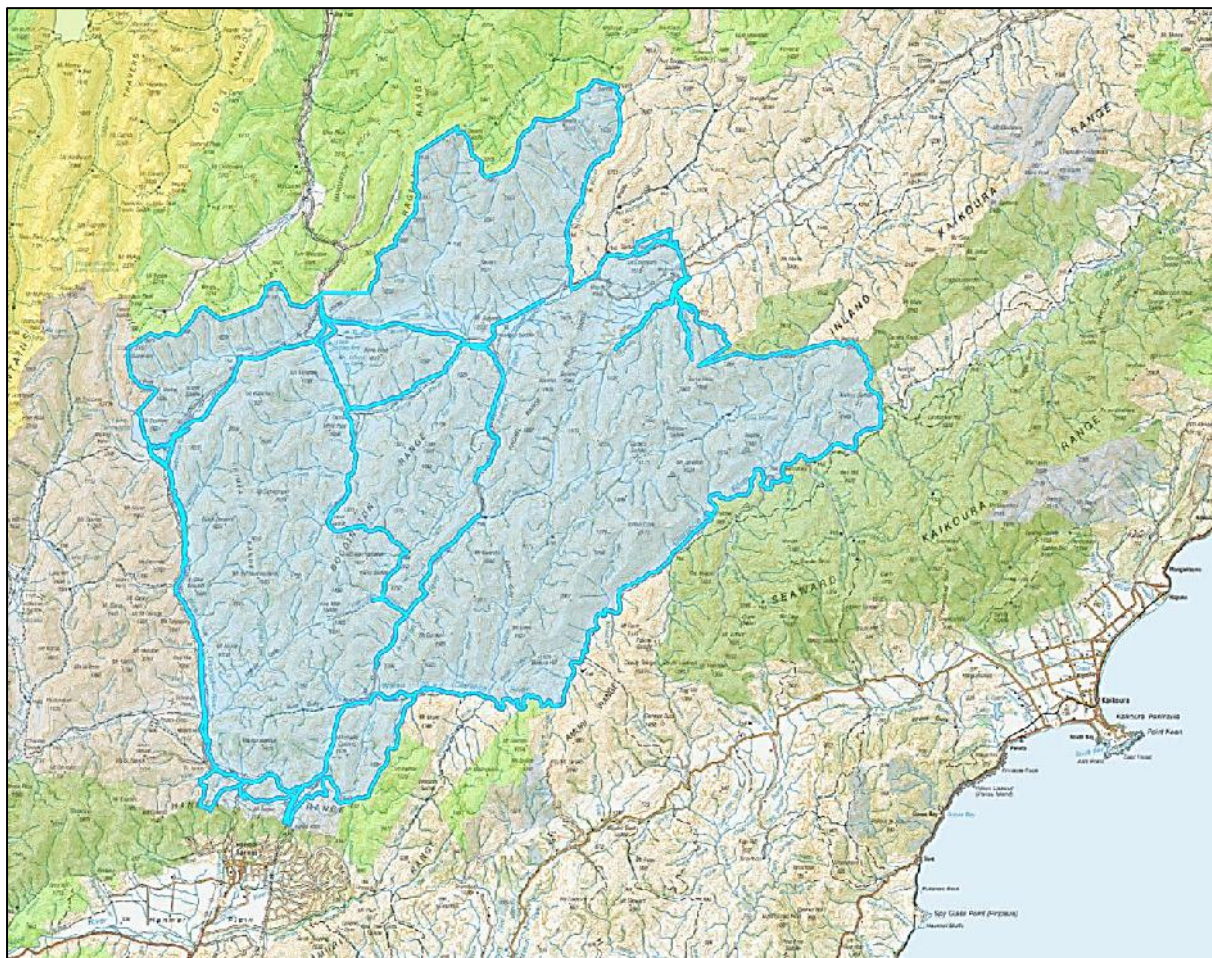
complete concession applications received. It also prevents consideration of applications outside the tender process.

- 1.9 The Minister decided to run an allocation process for the Molesworth Farming Opportunity on 28 August 2025. This decision was subsequently publicised through media and on the Department's website. The process runs until new Concessionaire/s are identified.
- 1.10 The Department is committed to running a robust and transparent tender process that meets the requirements of the CA including the requirement under section 4 of the CA to give effect to the principles of Te Tiriti o Waitangi.
- 1.11 In accordance with section 4 of the CA, the Department's Treaty partners have contributed to the design and scope of this tender process, including the identification of environmental, cultural and operational constraints.

Location and Access

- 1.12 Measuring some 180,787 hectares, Rangitahi/Molesworth lies just north of Hamner Springs, either side of the Boddington Range, as illustrated on the map below:

Map 1 – Rangitahi/Molesworth Recreation Reserve (Blue)



- 1.13 From Hamner Springs, access to the reserve is via Jacks or Jollies Pass and the Acheron Road to the Homestead situated at the northeastern boundary. Vehicle travel time to the Homestead from either Hamner Springs or Blenheim along the Awatere River is approximately 2.5 hours.

Legal Description of the Land

- 1.14 Those parts of Molesworth Recreation Reserve shown on Map 1 above being:
- Parts Section 6, Square 70, situated in Rainbow, Wairau and Alma Survey Districts; Section 1, SO 15300 and Section 1, SO 15320 Parts Run 226 and Run 227, situated in Molesworth, Barefell, Tone and Acheron Survey Districts; Section 1, SO 7202 and Crown riverbed being parts of the Awatere, Acheron and Waiau Toa/Clarence riverbeds.
- Parts Run 345, situated in the Severn, Alma and Percival Survey Districts; Section 1, SO 19494 and Crown riverbed being parts of the Acheron and Waiau Toa/Clarence riverbeds.

Legal and Policy Considerations

- 1.15 Rangitahi/Molesworth is held and administered by the Department as Recreation Reserve under section 17 of the Reserves Act 1977 ("Reserves Act or RA"). It is administered from the Department's South Marlborough District.
- 1.16 As a recreation reserve, it must be managed for the purpose of providing outdoor public recreational enjoyment and sporting activities and the protection of natural and heritage values. At the same time, its important contribution to farming should be recognized along with its high cultural value to Treaty Partners. A copy of the full wording of s.17 RA is provided in Appendix A.
- 1.17 This means that, while tenders are invited specifically for stock grazing and ancillary activities, exclusions, constraints and conditions will apply to any concession to ensure conservation, cultural and historic values are protected and appropriately enhanced over time. These constraints are explained in this document but applicants should note that additional conditions may be identified during processing of concession applications in response to proposals to adequately manage their effects in accordance with the Department's statutory responsibilities.
- 1.18 In addition to the statutory controls created by section 17 of the Reserves Act and the legal and policy requirements of the CA, the following statutory policy documents are relevant:
- Conservation General Policy (CGP) 2005
 - Canterbury Conservation Management Strategy 2016 (CCMS)
 - Molesworth Management Plan 2013 (MMP)
- 1.19 The MMP contains several provisions which address farming and recreational activities specifically and other outcomes more generally, some of which will no longer apply with the expiry of the current Land Act lease.
- 1.20 More recent information, gathered in preparation of drafting a new management plan, has and will be used to help shape and consider proposals under this tender process but only

to the extent that they would also comply with the relevant provisions of the approved 2013 management plan.

Iwi Management Plans

- 1.21 An iwi management plan is a document developed and approved by iwi to address matters of resource management activity of significance within their respective rohe (region). The plans can contain information relating to specific cultural values, historical accounts, descriptions of areas of interest (hapū/iwi boundaries) and consultation and engagement protocols for resource consents and plan changes. In certain circumstances they can bind or direct decision making by councils under the Resource Management Act.
- 1.22 Iwi Management Plans will not bind the Department's Rangitahi/Molesworth Farming Lease decisions. However, they are a source of information available to the Department that may identify relevant Treaty Partner interests and can therefore help to inform the Minister's decision. As iwi management plans can contain information about cultural values and matters of importance to iwi, these documents may also be helpful for applicants when preparing their proposals.
- 1.23 Links to iwi management plans:
- [Ngāti Kuri](#)
 - [Rangitāne o Wairau](#)
 - Ngāti Toa: Iwi Environmental Management Plan is currently being scoped, with details about the process available at the following link: [Kaitiakitanga – Te Rūnanga O Toa Rangatira](#)

Section 4 of the Conservation Act

- 1.24 Under section 4 of the CA, the Minister and the Department are required to give effect to the principles of the Treaty of Waitangi throughout all stages of this Tender and decisions made. Section 4 considerations for the Minister and Department, include but are not limited to:
- a) Whether opportunities are provided for Treaty Partner(s) to reconnect with ancestral lands and to express kaitiakitanga over these lands and their natural resources; and
 - b) How Treaty Partner(s) interests and aspirations, including economic, cultural, and social aspirations, are appropriately recognised and enabled.

Te Tiriti Partners

Te Rūnanga o Ngāi Tahu

- 1.25 The Crown recognises Ngāi Tahu as tangata whenua of, and as holding rangatiratanga within, the takiwā of Ngāi Tahu. Rangitahi/Molesworth is located within the Ngāi Tahu takiwā.
- 1.26 Ngāi Tahu whānau and hapū are represented by 18 Papatipu Rūnanga and a tribal authority, Te Rūnanga o Ngāi Tahu. The Te Rūnanga o Ngāi Tahu Act 1996 established Te Rūnanga o Ngāi Tahu to serve Ngāi Tahu whānau and protect tribal interests. In

accordance with this Act, Te Rūnanga o Ngāi Tahu consults with Papatipu Rūnanga and is informed by their views.

- 1.27 Papatipu Rūnanga are kaitiaki of natural resources within their takiwā boundaries. Rangitahi lies within the takiwā of Te Rūnanga o Kaikōura.
- 1.28 The Ngāi Tahu Deed of Settlement and the Ngāi Tahu Claims Settlement Act 1998 together with Te Tiriti o Waitangi and its principles provide the foundation for the relationship between the Department and Ngāi Tahu.
- 1.29 **Te Rūnanga o Kaikōura** is the mandated representative body of Ngāti Kuri, a hapū of Te Rūnanga o Ngāi Tahu. The Department and Te Rūnanga o Kaikōura work in partnership for conservation within Te Rūnanga o Kaikōura takiwā, including Rangitahi/Molesworth, under conservation redress mechanisms within the Ngāi Tahu Settlement and Te Tiriti o Waitangi and its principles.

Rangitāne o Wairau

- 1.30 The Rangitāne o Wairau Deed of Settlement and the Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014, formalise the relationship between the Crown and Rangitāne o Wairau as partners under Te Tiriti. Most of Rangitahi/Molesworth is located within the Rangitāne o Wairau Area of Interest.
- 1.31 Under the Conservation Protocol area (that crosses the Reserve's northern boundary near Severn Saddle), the Department and Rangitāne o Wairau exercise their respective responsibilities with the utmost cooperation to achieve conservation outcomes sought by both.

Ngāti Toa Rangatira

- 1.32 The Ngāti Toa Rangatira Deed of Settlement and the Ngāti Toa Rangatira Claims Settlement Act 2014 formalise the relationship between the Crown and Ngāti Toa Rangatira as partners under Te Tiriti. They recognise the Area of Interest of Ngāti Toa Rangatira as covering much of northern Te Waipounamu, including Rangitahi/Molesworth.
- 1.33 As part of the redress, the Crown agrees to consult and have regard to the views of Te Rūnanga o Toa Rangatira, the mandated iwi authority for Ngāti Toa Rangatira.

Te Tauihu iwi

- 1.34 A narrow strip of Rangitahi/Molesworth northwest of Severn Saddle is within the Area of Interest or Conservation Protocol area of the following Te Tauihu iwi:
 - Ngāti Apa ki te Rā Tō
 - Ngāti Koata
 - Ngāti Kuia
 - Ngāti Rārua


- Te Ātiawa o te Waka-a-Māui

Cultural Values

- 1.35 All resources both living and non-living have a Mauri and Wairua which in turn results in a Whakapapa (Connection) which ends with Kaitiaki (Responsibilities) due to the connections as above.
- 1.36 Tender applications must show how cultural values will be given effect to.
- 1.37 Cultural considerations include:
 - Whanaungatanga/Relationships (internal and external)
 - Kaitiakitanga/ Guardianship (responsibility to the environment, water, pests, weeds, land)
 - Manaakitanga/Hospitality (reciprocity, hospitality, caring)
 - Tikanga/Principles (values that have been passed down)
 - Rangatiratanga/Authority (the right to make decisions/self-determination)
 - Mauri/ Life Force (the capacity of resources to survive and flourish)
 - Pono / Honesty (integrity and mana enhancing).

2 WHAT IS BEING OFFERED?

- 2.1 The Department invites tender applications for up to a 30-year lease/licence concession (without a right of renewal) for:
 - a) Grazing under licence for cattle, and with the potential for sheep and/or other suitable stock, on valley floors and lower hillsides (shaded purple on the [Online map tool](#)).

Only cattle grazing will be considered beyond valley floors and lower hillsides and previously modified areas. A licence provides for public access.
 - b) Five farm operational bases, that include farm buildings, stock yards etc., under lease (see base locations indicated by  on the [Online map](#)). A lease provides for exclusive use by the Concessionaire.
 - c) Commercial recreation/tourism activities which are ancillary to the farming operation (e.g. use of existing farm buildings for tourism accommodation or guiding activities).
 - d) Development/improvement of parts of the reserve, previously modified, to provide for effective farming (see dark green vertical hatching on the online map); and
 - e) Any other ancillary activities that may be approved by the Minister of Conservation as a result of this allocation process and where consistent with statutory policy (e.g. limited beehives on valley floors away from high public use areas/routes).
- 2.2 Applicants should note that the current Land Act lease stock limit is 6,500 adult (12+ months) cattle and there is no operating woolshed on Rangitahi/Molesworth. Pāmu advise

that they are currently carrying 5,100 cattle, calculated by Pāmu to be equivalent to 34,000 stock units (su).

- 2.3 There is no reference in the current lease to the number of replacement, rising 1-year heifers which can be carried. This year there will be 2,127 mixed age cows and 784 rising 3-year-old heifers calving. Last year there were 2,829 calves born. Current stock numbers are 2806 cows calving (made up of 2061 cows and 745 three-year-old first calvers), 940 two-year-old heifers (913 to bull, 27 culls), 1104 yearling heifers and 135 bulls.
- 2.4 The Department seeks to secure sustainable farming alongside other recreational and ecological objectives. This means acceptable stocking rates shall vary relative to the suitability of defined land areas and weighing farm proposals, viability and operational requirements against statutory tests, effects and other outcomes sought as described in subsequent sections of this document.
- 2.5 A sample lease/licence concession, attached as Appendix B, provides more detail on the potential use and maintenance of buildings, fixtures and chattels and terms and conditions. The sample concession gives an indication of likely terms and conditions of a future concession that may be granted, but is subject to change. Any final concession granted will include the specific conditions required to manage impacts of the activity applied for on biodiversity, cultural, heritage and recreation values. Some ancillary activities may require a separate concession to ensure easier identification of appropriate terms and conditions.
- 2.6 Applicants need to be aware that this tender process only allocates the right to apply for a lease/licence concession(s) from the Minister of Conservation. The successful Applicant must still make a formal application(s) under Part 3B of the CA, which will then be considered by the Minister. Due to the level of public interest and potential 30-year term, an application for the lease/licence concession will require public notification. The fact that this tender process is being conducted does not guarantee that a concession will be granted. The Minister will make that decision in accordance with Part 3B of the CA separately from this tender process. The purpose of tender process is to ensure the most appropriate concession proposal is considered.
- 2.7 In broad terms there are three separate decisions for the Minister to make:
 - a) Whether to accept any tender application as part of this tender process; and
 - b) Whether to invite a tender applicant to apply for a concession and, if so, which applicant; and
 - c) Whether to subsequently grant a concession to that Applicant.

Tender proposals that won't be considered

- 2.8 Concessions will only be authorised for activities that achieve the purpose for which the land is publicly held. At Rangitahi/Molesworth these purposes include public access and the protection and restoration of the reserve's biodiversity, cultural and heritage values.
- 2.9 The following activities are deemed to be inconsistent with the purpose of the Molesworth Recreation Reserve and will not be considered:
 - a) Game/Safari Park;

- b) Deer farming;
- c) Water abstraction, land irrigation and draining;
- d) Cultivation, cropping, over-sowing of seed and application of fertiliser outside of previously modified areas (refer to Map: Farming - Previously modified areas: [Online map](#));
- e) Exotic forestry/planting and extensive native forestry/planting;
- f) Commercial eeling/fishery;
- g) New accommodation buildings; and
- h) New aircraft landing sites or recreational helicopter activities.

3 PROPOSAL CONSTRAINTS


- 3.1 The following sections provide further clarification of the constraints on invited proposals to ensure compliance with the RA, statutory policy and to help achieve conservation outcomes. As far as possible, these are also illustrated on the [Online map](#).

Protection of Biodiversity

- 3.2 To protect regionally significant biodiversity, wetlands and fragile steep land environments and to facilitate the regeneration of similar areas that have declined over past generations of farming, grazing opportunities in Rangitahi/Molesworth will be restricted as follows (and where shown on the [Online map](#):
- a) Sheep and other acceptable livestock (if any) must be confined to valley floors and lower/gentle hillside areas (shaded purple)
 - b) In accordance with the Canterbury CMS 2016, grazing would not be permitted in areas that lie to the south of the Waiau Toa/Clarence River, south and west of the white line shown on the map (area shaded salmon).
 - c) Areas of High Natural Value (shaded yellow) are specified in the operative 2013 CMP, where policy prohibits grazing and stock are excluded, in many places through existing protection fencing (shaded black).
 - d) High Biodiversity Areas (diagonal red hatch) represent some of the best remaining, largely intact examples of ecosystems and habitats typical to the region. The areas are characterised by a high degree of naturalness and the presence of rare and threatened ecosystems and species or threatened land environments. In some places, they provide essential connectivity with the surrounding hill country. High Biodiversity Areas are to be excluded from proposed farming operations (except for weed and pest control operations approved by the Department).
 - e) Long-term Protection Areas (blue diagonal hatch) are sites that have the potential to regenerate biodiversity values if managed through an adaptive farming management approach, generally aiming to reduce and potentially exclude grazing over a 5 to 10-year timeframe (or as determined by a subject matter expert). Where stock exclusion is impracticable, ecological monitoring and adaptive management would be essential to mitigate adverse effects.

- f) High Biodiversity and Long-term Protection Areas reflect the greater understanding and collaborative discussions between the farm manager and ecologists, since the original Land Act lease and the adoption of the 2013 CMP. They better balance biodiversity protection with farm commercial viability.
- g) In the remaining mountain steplands (shaded light yellow), the Department will consider proposals for cattle grazing in manageable places. Potentially higher cattle numbers can be considered in previously modified areas (dark green vertical hatch), with low intensity grazing beyond (light yellow). Mountain steplands are fragile environments where stock can spread weeds, inhibit native biodiversity, increase erosion and potentially access water courses.
- h) Sheep grazing would be considered in previously modified areas where these areas can be fenced to avoid impacts on fragile mountain steplands. In all respects, Applicants should sufficiently describe what grazing is proposed and where, in line with the above constraints and how it is to be managed to ensure landscape, water quality and biodiversity values are protected.
- i) Refer to the [Online map](#) to see the following areas:
 - Area in Canterbury CMS 2016 (shaded salmon)
 - Areas of High Natural value (shaded yellow)
 - High biodiversity areas (red cross-hatch)
 - Long-term biodiversity protection areas (blue cross-hatch)

Public Access (including by Road)

- 3.3 With the intended move from a Land Act lease to a Reserves Act concession, farming proposals must not only maintain existing public access but accommodate greater opportunities for public recreation. This has informed the Department's position that a grazing licence would be most appropriate, if granted, over most of the reserve. Public access by foot over the licensed area cannot be prohibited. The farm homestead/base locations (indicated by  on the [Online map](#)), and associated buildings, structures and yards, may be authorised as a lease, where public access could be excluded subject to the outcome of public notification of a concession application.
- 3.4 Existing public access, including general vehicle, 4wd and non-motorised roads/tracks/routes and picnic and campsites, are shown on the map. For further information, a list of existing standard conditions applied to existing permits and that may be applicable, including provision for road access and closures, is attached in Appendix C. The reasons why public access conditions are currently imposed include health and safety related to weather, fire risk etc. This recreational access should be distinguished from the vehicle/bike access along roads from Hanmer to Awatere and out through Tarndale to the Rainbow Road.
- 3.5 There is considerable demand for enhanced access to Rangitahi/Molesworth, including for year-round road access. We have heard this feedback from stakeholders representing hunting, fishing and recreational communities, as well as from individuals. Consequently, current permit conditions may be reviewed. Applicants should describe the sort of public

access they anticipate within their proposals and if there are times when public access needs to be restricted for proposals to function. This could include (but not be limited to) road closures and areas where the public would need to be excluded from, both year-round and seasonal (if any) for calving (and lambing if sheep are introduced). There could be guidelines on the public using some routes “one way”, as presently, when cattle are present.

- 3.6 Applicants should note that there are both formed and unformed public roads that are not part of the reserve and so would not be included in any concession. Such roads may not be accurately identified on the cadastral maps. Proceedings expected to be heard by the High Court in 2027 may affect the status of the roads, the entity responsible for them and some surveyed historic routes.
- 3.7 Public access for recreational hunting is authorised separately via the Department’s online hunting permit system. The hunting blocks available at specified times can be viewed here [Molesworth roar block system: Red deer](#). These blocks exclude critical farm operational areas. Recreational hunting areas (open and restricted areas) are shown on the [Online map](#).

Other Existing Concessions

- 3.8 There are currently twenty-six concessions for guided recreational activities such as walking, cycling/mountain biking, horse riding, 4WD, fishing and non-motorised boating activities (on the Waiau Toa/Clarence and Acheron Rivers). These occur from a handful of days/year to over a hundred times a year depending on their duration, demand and operator business model.
- 3.9 There are currently three key annual events that take place in Rangitahi/Molesworth, “The Graveler” cycle race, “Molesworth Run” and “Mowsworth” charity ride using the Acheron Road and/or Severn to Sedgemere Road.
- 3.10 Other concessions include four research and collection permits, three telecommunications/earthquake monitoring, two line easements (including a national grid power line) and three aircraft landing permits.

Aircraft

- 3.11 In Rangitahi/Molesworth there are four aircraft landing strips, at Bush Gully (Acheron), Tarndale, Red Gate and Isolated Flat (see online map). These landing strips are the only locations where fixed-wing aircraft can land in Molesworth. The airstrips have been and should continue to be maintained by the farm operator. Additional airstrips are not permitted.
- 3.12 Helicopter landings for recreational purposes are not allowed.

Heritage Values

- 3.13 Rangitahi/Molesworth has high cultural heritage values including heritage places, structures and buildings associated with trade and travel for natural resource-gathering, pounamu and pakohe trade and mustering. Known archaeological sites are identified on the online map.
- 3.14 Key threats to cultural heritage values include disuse, vandalism, fire and inappropriate or unrestrained land uses. Within a recreation reserve, historic and archaeological features

must be managed and protected to the extent compatible with the principal or primary purpose of the reserve and subject to the Heritage New Zealand Pouhere Taonga Act 2014. Securing appropriate use, protection, restoration and education of cultural heritage places and values are, therefore, critical factors in the management of the reserve.

- 3.15 The Department is currently assessing what sites it actively manages for heritage values. It is very likely this will change over the course of any successful concession. A list of Rangitahi/Molesworth assets is provided in Appendix E.
- 3.16 Assets/sites with High heritage values will have management restrictions as to appropriate uses, repairs and maintenance and any alterations/modifications. Places with Medium values will require a discussion with the Department's Senior Heritage Advisor before any works commences. Places with Low values will not require any discussion with the Senior Heritage Advisor.
- 3.17 Sites that are currently actively managed by the Department for their heritage value are:
 - a) Acheron Accommodation House
 - b) Acheron Stables
 - c) Lower Acheron Suspension Bridge
 - d) Pig Trough Suspension Bridge (closed)
 - e) Molesworth Cob Cottage; and
 - f) Tarndale Finger Post.
- 3.18 It should also be noted that Molesworth Woolshed, Molesworth Cob Cottage and Molesworth Homestead are all listed on the Marlborough District Council District Plan Heritage Schedule. The Acheron Accommodation House (former) and archaeological sites: M31/1- Midden(s) / findspot, N31/2-Acheron – ditch and bank fence are listed on Hurunui District Council District Plan Heritage Schedule.

Weed (excluding wilding conifers) and Pest Control

- 3.19 Pests (such as rabbits, possums, stoats, ferrets and feral cats), wild animals and weeds increase bovine tuberculosis (bTB) infection risk, feed competition for livestock and lead to environmental change.
- 3.20 An applicant must describe the type and level of weed, pest and wild animal control measures they propose to undertake to ensure current levels of control are maintained (at least) to prevent spread and increasing numbers. Applicants should note that the Department will also contribute to pest and weed control on an agreed basis annually.
- 3.21 Commercially competitive Wild Animal Recovery Operations (WARO) are currently prohibited to operate across Rangitahi/Molesworth under the national WARO land schedule approved in 2023. To help increase concerted control of deer, pigs and goats, this may be re-examined when national WARO permits expire at the end of September 2028.

Wilding Conifer Control

- 3.22 Control of wilding conifers is managed under the National Wilding Conifer Control Programme. In the current 2025/26 financial year control expenditure within Rangitahi/Molesworth is approximately \$2.2 million from a variety of sources. The level of funding for future years is not confirmed but it is expected the Programme will continue. The Department and/or MBIE and/or MDC will work with the future Concessionaire to ensure access to deliver the Programme.
- 3.23 To help reduce spread, Applicants should progressively remove conifer species shelter belts and replace with natives for which the Department can advise on suitable alternatives.
- 3.24 Applicants may also choose to describe additional wilding conifer control they will undertake as part of their proposal.

bTB Status

- 3.25 Although the Rangitahi/Molesworth herd was declared free of [bovine tuberculosis](#) (bTB) in April 2025, the recent detection of bTB in a 3-year-old animal means this is no longer the case. This places some restrictions on cattle movements.
- 3.26 OSPRI are continuing their work with Pāmu to undertake:
- testing of cattle;
 - surveillance at slaughter;
 - farm and stock management practices to monitor TB risk;
 - pest management – control and surveillance; and
 - research and innovation.
- 3.27 Further information is available on OSPRI's website at [Molesworth Station TB response | OSPRI](#).
- 3.28 Applicants should describe their experience of managing bTB and how they will operate Rangitahi/Molesworth under such circumstances.

Stock Water, Fertiliser and Cultivation

- 3.29 Stock water infrastructure improvements will be considered, with suitable controls. There should be no stock water extraction or inline dams on 1st and 2nd order waterways (1st order waterways are the smallest headwater tributaries at the top of a catchment. A 2nd order stream is formed when two 1st order streams join).
- 3.30 The future Concessionaire may fertilise/top dress agreed improved pasture areas in accordance with annual soil fertility reports to ensure the wider environment is not adversely affected. These actions will be undertaken by the Concessionaire at their cost. As a guide to potential areas for improvement, previously modified areas are shown on the map under 'Farming': [Online map](#).

- 3.31 Cultivating, ploughing, cropping and oversowing will only be considered within approved pasture improvement areas.

Annual Operational Planning

- 3.32 The successful Concessionaire will be required to undertake on-site annual operational planning meetings with Department staff. During those meetings they will discuss what work is required for the forthcoming year in relation to the farming activities and accommodation.
- 3.33 The Concessionaire will assist those discussions by providing a draft farm management plan for the year ahead prior to the onsite meeting. Department staff will review the plan and make any changes that are reasonable in the circumstances, within the terms of the lease/licence. The Concessionaire will need to comply with the obligations imposed on the Concessionaire by the finalised farm management plan.
- 3.34 The Concessionaire will also need to provide a report each year describing how it has met the requirements of the previous year's farm management plan.

Monitoring and Research

- 3.35 The Land, buildings, structures and operations carried out by the Concessionaire will be monitored regularly to ensure that the conditions of the lease/licence concession are met. Monitoring will also consider the extent to which the natural features (including landforms and landscape), historic and archaeological sites/values, and recreational values are being protected in line with Annual Operational Planning outlined above.
- 3.36 Subject to the Department giving the Concessionaire sufficient notification, any ongoing ecological and geological monitoring and research being undertaken by staff must be accommodated.

Residential Tenancies Act 1986

- 3.37 It is anticipated that Applicants may wish to use the Molesworth Homestead, including its curtilage/ancillary buildings/structures, for residential purposes. They may wish to accommodate themselves and their families or their staff and the families of those staff.
- 3.38 Alternatively, Applicants may envisage offering these buildings for temporary accommodation to paying members of the public or for some other commercial use tied to the management of the remainder of the land.
- 3.39 Some arrangements will result in the Residential Tenancies Act 1986 (RTA) applying while others will not due to the exemptions provided by s5 of that Act. These exemptions include:
- “1 (a) where the premises are commercial premises:
 - (b) where the whole or a substantial part of the tenant's income is derived from the use of the premises for agricultural, pastoral, horticultural, or other similar purposes:...

- (k) where the premises—
 - (i) are intended to provide temporary or transient accommodation (such as that provided by hotels and motels), being accommodation that is ordinarily provided for periods of less than 28 days at a time; and
 - (ii) are subject to an agreement that has been entered into for the purpose of providing temporary or transient accommodation that continues to be provided under the agreement:...
 - (s) where the tenancy agreement—
 - (i) is genuinely entered into to enable a tenant (the sublandlord) to sublet the premises to provide accommodation for—
 - (A) other people for commercial gain; or
 - (B) the sublandlord's employees; ...”
- 3.40 Because the RTA contains very specific rights, obligations and expectations on landlords and tenants it may be necessary to create a linked, but separate, lease of the homestead and its curtilage/ancillary buildings/structures. While it is preferred that the need for a separate residential tenancy under the RTA be avoided, if not the lease would take the form of a periodic tenancy and the lease contract would generally conform with the template located on the Tenancy Services website (<https://www.tenancy.govt.nz/assets/Forms-templates/residential-tenancy-agreement.pdf>).
- 3.41 The sample lease/licence concession provided in Appendix B treats the Homestead as though the RTA does not apply. The applicant needs to describe what uses they propose and, where deemed necessary or desirable and approved, further amendment to the draft lease/licence concession may be required.

Obligations to maintain Buildings/Structures/Chattels

- 3.42 Except for certain other concession utility infrastructure, all buildings, structures and associated assets on the reserve are owned by the Department.
- 3.43 Before the Concession activity commences, the Minister and the approved Concessionaire will perform an inspection of buildings, structures and chattels (if any) to determine, agree on and document (in the form of a Condition Report) their current state. The Condition Report will be evidence of the condition of the premises at the commencement date of the concession.
- 3.44 The Concessionaire would be required to maintain and keep all buildings/structures including the interior of the buildings in the same clean order, repair and condition as they were at the commencement date of the concession save for wear and tear caused by the Concessionaire's reasonable use. The Concessionaire may be expected to paint the interior of the buildings. The Concessionaire will also be responsible for upgrading or altering any buildings, structures or facilities that need to be improved to facilitate the Concessionaire's intended uses.
- 3.45 If it is impossible to avoid a situation where the RTA does apply to the Homestead, the Department would be required to comply with landlord obligations, such as maintaining

the homestead to the degree required under the RTA along with all building services associated with the homestead.

Annual Fees

- 3.46 This competitive tender allocation process is intended to establish the market value for the farm lease/licence activity fee for the first three years, following which it would be subject to review. Any ancillary tourism accommodation or other activities would be subject to the Department's standard activity fees. Accommodation activity fees are 7.5% of gross revenue from accommodation plus GST. Others are set out in the Department's pricing policy available on its website: [Concession fees: Managing your concession](#).

Commencement

- 3.47 Any new farm-related concession(s) are expected to commence on a date to be agreed between the Department, Pāmu and the preferred operator. This will be on a date negotiated and amenable to all parties.

Other clarifications

- 3.48 Applicants should note that investments made during the life of any lease/licence will not be recoverable upon expiry or termination.

4 TENDER

Definitions

- 4.1. In this document, unless the context requires otherwise:
- “Applicant” means any person(s) or legal entity submitting a tender for consideration by the Department as per the terms of the Document and Process.
- “Application” means any duly submitted tender application.
- “Concession Fee” means the annual activity fee (akin to an annual land rental) an Applicant would pay to use the Land if granted a concession.
- “Conditions of Process” means the conditions as set out in this Document relating to the conduct of the tender process.
- “Department” means the Department of Conservation.
- “Document” means this invitation to submit a tender, the Conditions of Process, the Tender Application Form and Information Sheet and any responses from the Minister.
- “Land” means the land described in section 1 of this Document.
- “Notice of Amendment” means any notice or communication issued by the Minister or the Department making any amendment to the Documents.
- “Offer” has the same meaning as “Application”.
- “Process” has the same meaning as “tender”.
- “Tender” means the invitation to apply and the process of selection of a successful Applicant as described in these Documents.

“Tender Closing Date” means the final Working Day for receipt, by the Department, of Tender Applications.

“Tender Form” means the application form at Appendix F to this document, along with any other information submitted by the Applicant in support of their application through this process.

“Tender Lodgement Fee” means the fee set out at in section 4 of this Document which must be submitted with any Application under this tender process.

“Tender Process” has the same meaning as “tender”.

“Validity Period” means a period of XX working days from the Tender Closing Date, during which no Tender Applicant may withdraw, vary or otherwise modify their application, except with the written consent of the Minister.

Sample Concession

- 4.2. A sample lease/licence concession is enclosed as Appendix B. This is intended as a guide only. Amendments and additions will be required to manage the impacts of specific proposals on biodiversity, cultural, heritage and recreation values. As noted earlier, it may be necessary for the Applicant to apply for more than one Concession, depending on the nature of any ancillary activities, particularly if the Applicant wishes to use the homestead in a way that results in the RTA applying.

Term

- 4.3. It is anticipated the farm Concession will be in the form of a combined lease and licence for a term of 30 years.
- 4.4. The Minister of Conservation would have the ability to terminate the concession under terms specified in the Concession. The sample lease in Appendix B contains the Department’s standard lease/licence conditions regarding termination of concessions.

Legal and Planning framework

- 4.5. Section 59A of the Reserves Act allows the Minister to grant Concessions in respect of recreation reserves administered by the Department. The process set down in Part 3B of the Conservation Act 1987 is to be followed following selection of preferred tender. The application for a Concession(s) will be publicly notified and a hearing may be held if submitters request to speak. The content of the draft Concession in Appendix B may be altered in response to public submissions.
- 4.6. Any Concession application will need to demonstrate that it complies with the CA (including section 4 and Part 3B) and statutory policy including the Canterbury CMS 2016 and Molesworth Management Plan 2013. The Management Plan is available on the Department’s website at [Molesworth Management Plan: Conservation management plans](#) along with links to Rangitahi/Molesworth Recreation Reserve Bylaws 2017 and other information.

Other Consents

- 4.7. The granting of a Concession in no way releases the Applicant from any other statutory consenting process or requirement, which is the sole responsibility of the Applicant.
- 4.8. It is the Applicant's responsibility to acquaint itself with the reserve and to ensure that its proposed uses of the property can be conducted lawfully.
- 4.9. Note, where applicable, that activities must comply with the Resource Management Act 1991, the Health Act 1995, drinking water laws, the Residential Tenancies Act 1986 and the Heritage New Zealand Pouhere Taonga Act 2014.

Health and Safety Requirements

- 4.10. Standard lease/licence Concession conditions (refer to Appendix B) require compliance with the Health and Safety at Work Act 2015 and its regulations and all other provisions or requirements of any competent authority relating to the exercise of the concession. If a Concession results from this tender, the Concessionaire would need to have a safety plan in place.

5 CONDITIONS OF TENDER

Lodgement Fee

- 5.1. Applicants must pay a non-refundable lodgement fee of \$750.00 plus GST with their Application to offset the costs of conducting this tender process.
- 5.2. The "Tender Lodgement Fee" should be submitted by way of an internet bank transfer as per the following details:

Department of Conservation
Westpac 03 0049 0002808 000
Reference: Tender-122411-GRA-Rangitahi/Molesworth
- 5.3. Proof of transfer must be included with the Application.

Documents to be confidential

- 5.4. This invitation to submit a tender, the tender document, the tender application form, and any responses from the Minister (the Documents) remain the property of the Minister. Applicants may ask for their Documents to be returned in a reasonable condition within a period of up to two months after the closing date of Process. The Documents are confidential and may not be used other than for assessing Applications. However, the obligations on the Department to consult with Treaty Partners may result in aspects of the applications being shared with our Treaty partners. All material held by the Department and the Minister is subject to the obligations under the Official Information Act 1982.

Applicants to inform themselves

- 5.5. Before tendering, each Applicant will be deemed to:
 - a) have inspected the Land;

- b) have examined the tender documents (including maps and the draft Concession), and any other information supplied in writing;
 - c) be fully aware of all conditions and constraints; and
 - d) be satisfied, as far as is practicable, as to the correctness and sufficiency of the tender for the proposals stated in their Application.
- 5.6. The Land will be available for inspection prior to the closing date of this tender by way of one 'Open Day'. The 'Open Day' date will be notified on the Department's Rangitahi/Molesworth Competitive Allocation Process webpage and to all those who have provided contact details in regard to this process. It will be up to interested parties to make themselves available and travel to the reserve on this date. If you have any queries about the open day, please contact the Molesworth-Allocation@doc.govt.nz.

Applicant's enquiries

- 5.7. Should Applicants have any questions in relation to the tender documents or process, they may submit these in writing to:

Rangitahi/Molesworth Farm Tender Question – 122411-GRA

Attention: Carl Jones

Department of Conservation

Private Bag 701

Hokitika 7842

OR

Email: Molesworth-Allocation@doc.govt.nz

Subject Line: Rangitahi/Molesworth Farm Tender Question – 122411-GRA

- 5.8. Written enquiries must clearly and concisely set out what requires clarification and what further information is sought. Enquiries must be received by 4.00pm, 10 working days preceding the closing date for tenders (by 6 March 2026). Written answers to all questions, where possible, will be made available on the Department's Rangitahi/Molesworth Competitive Allocation Process webpage and sent to all who have provided their contact details in regard to this process. Answers will subsequently be annexed to, and form part of, the Documents.

Amendments to Documents

- 5.9. Where any amendment to the Documents is considered necessary by the Minister, a Notice of Amendment will be posted on the Department's Rangitahi/Molesworth Competitive Allocation Process webpage and notification sent to all who have provided their contact details in regards to this process. Upon issue, they will form part of the Documents.
- 5.10. Where the Minister issues a Notice of Amendment, Applicants have the right to withdraw or modify their tender application, considering the Notice of Amendment, and resubmit their tender within the time specified in the Notice of Amendment.

Tender Criteria

- 5.11. Tender applications will be evaluated in two stages based on the Tender Mandatory and Weighted Attributes Evaluation Tables provided in Appendix G and the relevant statutory policy requirements for Rangitahi/Molesworth.
- 5.12. Following an evaluation of tender applications based on the Tender Mandatory and Weighted Attributes Evaluation Tables and before making a final tender decision, the Minister will need to check and confirm that the decision would be consistent with section 4 of the Conservation Act.
- 5.13. A failure to provide the requested mandatory information may result in an Application not being considered beyond this first step. The lodgement Fee and completed and signed application form are essential information.
- 5.14. The tender bid relates to the use of the Land and structures for grazing stock only. Concession fees for any tourism accommodation or other activities are additional to the tender bid. The standard accommodation activity fees is 7.5% of gross revenue from accommodation plus GST. Guiding and other activities are charged fees in accordance with fee policy available on the Department's website: [Concession fees: Managing your concession](#).
- 5.15. The Department reserves the right to charge subsequent concession processing, management and monitoring fees to the successful tender Applicant. Processing, management and monitoring fees are likely to be as follows:
 - a) One Off Processing Fee: The standard base processing fee for a notified lease/licence is \$3,425.00 plus GST plus the cost of notification and any hearings. Further processing costs may be incurred for particularly complicated applications involving components such as extra technical, legal or management planning expert advice. A revised cost estimate will be provided shortly after an application has been received and assessed;
 - b) Annual Management Fee: \$400.00 plus GST per annum;
 - c) Monitoring Fee: \$130.00 per hour plus GST and mileage to be invoiced, if and when required.
- 5.16. Please note, the accepted tender price and any other activity fees will be subject to three-yearly rent reviews as per s17X of the Conservation Act.
- 5.17. In addition, the successful Applicant will be required to pay council rates. Marlborough District Council rates from the 2019/20 year, when the existing lease was extended, were \$7855.09 plus GST annually. The rates will be reset by the Council's valuation service provider when the new lease/licence is in place. Any new rates assessment would take effect from 1 July 2026.
- 5.18. Applicants need to be aware that in addition to the fees above, where the Department provides new services or facilities which benefit a Concessionaire, the Minister can also seek to recover a portion of those costs from the Concessionaires who benefit from them (s17ZH of the Conservation Act 1987).

- 5.19. The Department acknowledges the importance of maintaining integrity and transparency throughout this Tender. A Conflict of Interest Management Plan may be necessary. In that case, it will be prepared and finalised before any proposals are assessed.

6 TENDER APPLICATIONS

- 6.1. Each tender must address all the requirements as set out in the Tender Mandatory and Weighted Attributes Evaluation and Price Score Tables in Appendix G.
- 6.2. The Tender Price must be placed within a separate sealed envelope or separate pdf document.
- 6.3. Each tender must be submitted on the Application Form contained in Appendix F. Only Applications which are complete and refer to all the requirements will be considered.
- 6.4. The original copy of the Application must be signed by a duly authorised person appointed by the Applicant.
- 6.5. Applications from a partnership or joint venture must include the full names and addresses of all partners and members of the joint venture. If an Application is signed by one person, that person may be asked to provide evidence of authority to act on behalf of the other partners or members.
- 6.6. Subject to this Document, once submitted, Applications will remain open for acceptance by the Minister for the Validity Period. The Minister reserves the right to extend the Validity Period upon request from the successful Applicant at its discretion.
- 6.7. Conditional Applications will not be accepted. For the sake of clarity, the Request for Tenders is made strictly on the terms presented in this document. No negotiation on the terms will be entered into.
- 6.8. Applications must be accompanied by the Tender Lodgement Fee. Any tender response received without the Tender Lodgement Fee will not be accepted.
- 6.9. The cost of preparing and submitting a tender response will be borne by the Applicant.
- 6.10. Subject to the Official Information Act 1982, the Privacy Act 2020, or any other lawful requirement, which may include sharing of information with Treaty Partners, the Minister will not disclose any tender response submitted, or any correspondence with any Applicant or prospective Applicant, without the prior written consent of that Applicant or prospective Applicant.

7 PROCESS FOR CONSIDERATION OF TENDER APPLICATIONS

- 7.1. Tenders Applications received will be evaluated following the process set out below.

Stage One

- 7.2. All applications will be checked:
- a) That they contain all the information requested in the Tender Mandatory Information table (see Appendix G). This evaluation is to determine the presence of the information not the quality.

- 7.3. If an Applicant can demonstrate that they have made a reasonable attempt to provide the requested information, their Application will be considered in stage two.

Stage Two

- 7.4. The Department will assemble a panel to assist the Minister to review the tender applications that have passed Stage One.
- 7.5. Each tender will be evaluated based on the Tender Weighted Attributes Evaluation and Price Score tables (see Appendix G) and the relevant statutory planning requirements.

Tender Price

- 7.6. The tender price must be submitted in a separate sealed envelope or separate pdf document. The tender price will be opened as the last part of Stage Two following consideration and weighting of the other attributes. A weighting score will be automatically calculated for each tender price by the Price Score Sheet relative to the highest tender price, with the highest gaining a score of 10 and others less. These scores will then populate the Weighted Attributes Evaluation Matrix to give a weighted score for each tender and a final total.
- 7.7. The successful Applicant (if any) will be the Applicant submitting the tender response which, in the opinion of the Minister (and having regard to the evaluation scores discussed above) presents the best opportunity to manage and protect the values of the Land, including biodiversity, cultural and historic values and which provides a fair market return and/or value to conservation for the activities undertaken on the land consistently with section 4 of the CA.

Due Diligence

- 7.8. In addition to the above, the Department may undertake the following due diligence in relation to Stage Two. The findings will be taken into account in the evaluation process.
- a) Reference checks; and
 - b) Other checks e.g. Companies Office.
- 7.9. The winning Tender Applicant may be offered the opportunity to apply for a farm lease/licence concession(s).

8 CLOSURE OF PROCESS

By Post

Applications should be posted to:

Attention: Carl Jones

Department of Conservation,

Private Bag 701

Hokitika 7842

Envelopes should be marked on the top outside left-hand corner “**Rangitahi/Molesworth Farm Tender – 122411-GRA**”.

By Email

Applications should be emailed to: Molesworth-Allocation@doc.govt.nz

The subject line of the email should be titled: “Rangitahi/Molesworth Farm Tender – 122411-GRA”.

All applications, regardless of delivery method, must be received by 11.59pm Friday 20 March 2026.

9 LATE TENDER POLICY

- 9.1. Tenders received after 11.59pm Friday 20 March 2026 will not be accepted unless the Applicant can show the tender was delivered late due to unanticipated factors beyond the Applicant’s control.

10 ACCEPTANCE OF TENDER

- 10.1. The Minister is not bound to:
- a) accept the highest or any tender;
 - b) give any reason to any person for the rejection or otherwise of any tender;
 - c) complete the tender process.
- 10.2. The Minister reserves the right:
- a) to reject any tender;
 - b) to inspect at reasonable times any premises, facilities and equipment of any Applicant as part of the process of assessing the Applicant's ability to meet the Minister’s criteria;
 - c) at any time to withdraw the Land or any part of the Land from the Process notwithstanding that tenders may have been called for and/or received;
 - d) at any time to withdraw the tender or again call for tenders or consider further applications received in accordance with Part 3B of the Conservation Act 1987.
- 10.3. The Minister has no obligation whatsoever to compensate or indemnify any Applicant for any expenses or loss that the Applicant may incur in the preparation of their tender Application. There is no guarantee that any tender application will be accepted and/or any concession granted.
- 10.4. The Minister will give written notice to all Applicants who have submitted bona fide tender applications complying with the Documents of the success or otherwise of their tender. Unsuccessful Applicants may be notified of the name of the successful Applicant and range of tender prices received.

11 OFFICIAL INFORMATION ACT

- 11.1. The Applicant acknowledges and accepts that the Minister and the Department may be required to release information in accordance with the Official Information Act 1982. Reasons for withholding information under the Official Information Act are listed in sections 6-9 and include commercial sensitivity.

12 PRIVACY ACT

- 12.1. The Minister requires the consent and authority of the Applicant in order to discuss and verify the Applicant's (and individuals') stated relevant experience with all parties associated with that relevant experience. By forwarding the tender application the applicant waives any claim to confidentiality in relation to the projects listed as relevant experience.

13 NO CONTRACT

- 13.1. This tender process and Conditions of Process contained in the Documents do not constitute a contract between the Minister and any unsuccessful Applicant and do not give an unsuccessful Applicant any rights or cause of action against the Minister.
- 13.2. No payment shall be made by the Minister to any person for non-acceptance of a tender application or non-completion of the tender process.

14 SUCCESSFUL APPLICANT

- 14.1. The successful Applicant will be invited to submit a concession application within 60 days (the Application Period) of the notification of the outcome of this tender process.
- 14.2. Processing under the provisions of Part 3B of the CA will then occur to determine whether a concession should be granted to the Applicant. The fact that this tender process is being conducted is in no way to be taken as an indication that a concession will be granted. That decision is one for the Minister to make after the Part 3B process, including public notification and consideration of any submissions has been conducted, and is entirely separate from this tender process.
- 14.3. Should the successful Applicant not apply for a concession by the expiry of the 60-day period, and the Validity Period has not been extended or the given reason is not considered acceptable by the Department's, then the Applicant's status as successful Applicant, and the right to apply for the concession, will lapse.
- 14.4. If the opportunity to apply for a concession does lapse, then the Minister may invite another Applicant to apply for the concession opportunity.

15 EXTENSION OF VALIDITY OF TENDERS

- 15.1. Each Applicant will be notified in writing whether their tender is still under consideration, if no complete concession application has been received within the Application Period.
- 15.2. Applicants whose tender applications have not been formally withdrawn shall then provide written confirmation their tender application is still open for consideration within 5 working days of receiving the notification identified at 10.13.

APPENDIX A - Reserves Act 1977

17 Recreation reserves

- (1) It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.
- (2) It is hereby further declared that, having regard to the general purposes specified in subsection (1), every recreation reserve shall be so administered under the appropriate provisions of this Act that—
 - (a) the public shall have freedom of entry and access to the reserve, subject to the specific powers conferred on the administering body by sections 53 and 54, to any bylaws under this Act applying to the reserve, and to such conditions and restrictions as the administering body considers to be necessary for the protection and general well-being of the reserve and for the protection and control of the public using it:
 - (b) where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve:

provided that nothing in this subsection shall authorise the doing of anything with respect to fauna that would contravene any provision of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act, or the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the Heritage New Zealand Pouhere Taonga Act 2014:
 - (c) those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved:
 - (d) to the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained.

APPENDIX B – Sample Lease/Licence Concession

This sample concession gives an indication of likely terms and conditions. The final concession will reflect the selected proposal and include specific conditions to manage cultural, recreation, biodiversity and heritage values.

[Sample lease/licence concession](#)

APPENDIX C - Rangitahi/Molesworth Special Conditions For 10 Year Permits 2013-2023

CONDITIONS APPLICABLE TO ALL CONCESSIONS

Rangitahi/Molesworth Care Code

- 1) The Concessionaire shall ensure that their staff and clients abide by the Rangitahi/Molesworth Care Code at all times while on the Reserve (*see Schedule X*).

Permitted Areas

- 2) The Concessionaire shall ensure that its clients remain on the formed roads, tracks or recognised routes, as defined in Schedule 3. Where these facilities exist, the Concessionaire shall give way to stock and leave all gates as found. Access is not permitted to the Rangitahi/Molesworth Homestead area or to any other farm Operation Area or on Rangitahi/Molesworth Farm Tracks.

Fire Precautions

- 3) The Concessionaire shall brief all clients with respect to potential fire danger and ensure that cigarettes are completely extinguished when outside of a motorised vehicle.
- 4) All motorised vehicles shall be equipped with a 2.5kg dry powder or CO₂ fire extinguisher and a shovel.

No Concessions for helicopter access to be granted for recreation/tourism purposes

- 5) Molesworth Management Plan does not allow for helicopter landings to be granted for commercial aircraft for recreation/tourism purposes.

CONDITIONS APPLICABLE ONLY to access across the Acheron Road

- 6) The Concessionaire may access the Acheron Road during the following periods (*see advisory note 1*) only:
 - a) The 'road open- no activity permit* required' period. Indicative date Labour Day weekend to mid-April**
 - b) the 'road closed – activity permit* required' period. Indicative date mid-April to Mid-May and late September to Labour Day weekend.**

** Activity permits are permits required by the public for access through the Reserve outside the period when the Acheron Road is open.*

***To be Easter Monday or the second Sunday in April, whichever is the latter. Exact dates to be confirmed by the Departments Wairau/Renwick Office on an annual basis and posted on the Departments website.*

- 7) During the 'road closed- activity permit required' period the Concessionaire shall:
 - a) Obtain a key from the Department's South Marlborough Area Office for the padlock on the Clarence Bridge. The Concessionaire shall use the key for the sole purposes of this Concession and providing access for their clients. The Concessionaire must

ensure the gate is locked again behind their clients and, ensuring that no other person use this access while the gate is unlocked. The Concessionaire must return the key to the Wairau/Renwick Office at the end of the season unless otherwise agreed by the Grantor.

- b) The Concessionaire shall ensure that the Rangitahi/Molesworth Farm Manager is notified by writing, by fax or email, of planned travel dates as soon as possible and no less than 7 days prior to the activity start date, giving the make, model and registration number of any vehicles involved and including the number of visitors. In the event of conflict with farming operations, the Homestead Manager will advise the Department of Conservation Wairau/Renwick Office. The Department will advise the Concessionaire if any changes to the proposed activity are required and all parties shall adhere to the agreed date and time of alternative travel arrangements. (See *Advisory note 2*).
- 8) The Concessionaire shall be permitted to travel through the Reserve in the event that the Acheron Road is closed to the public due to high fire risk, provided that the conditions specified in the above 'Fire Precautions' clause are adhered to and a satellite phone is carried.

CONDITIONS APPLICABLE ONLY to Access to the Severn – Sedgemere Road

- 9) Access is only permitted during public access periods (portions of January and February between from 7 am to 7 pm). Dates may vary due to farming operations, check with the Wairau/Renwick Department of Conservation Office.
- 10) Road may be closed due to weather conditions or fire danger.
- 11) The Concessionaire shall keep to the marked route only and remain on the formed road.
- 12) The Concessionaire shall ensure that they and customers keep away from Red Gate and Tarnedale farm operational areas.

Use of Motor Vehicles (including Motorcycles) in the Reserve

- 13) The Concessionaire shall ensure that:
 - a) All vehicles (including motorcycles and trailers) are inspected and are weed-free prior to entering the Reserve.
 - b) Four-wheel drive vehicles with good ground clearance are used at all times, and for safety reasons the Concessionaire shall equip vehicles (or each group of motorcycles) with two way radio or satellite phone.
 - c) No vehicle (or vehicle and trailer combination) exceeds seven (7) metres in length unless authorised in writing by the Grantor.
 - i) If the vehicle (or vehicle and trailer combination) exceeds seven (7) meters in length the Concessionaire shall advise the Grantor so the Grantor can consider if any additional conditions are needed.

- d) All vehicles stay on public roads, including bridges and fords, and do not exceed 50km per hour at any time – Concessionaire, staff and clients shall not use farm roads or enter operational areas.
- e) Vehicles are not driven down river beds.
- f) Vehicles, with the exception of emergency use, are not driven between the hours of 7pm to 7am.

Camping Sites

- 14) The Concessionaire shall not light any fires on the Reserve (except at the Waiau Toa/Clarence River campsite known as Big Eddy, provided a Fire Permit is obtained); portable stoves must be used for cooking.
- 15) The Concessionaire shall not camp alongside the Acheron Road in the Reserve, except within the designated camping sites at Cob Cottage and the Acheron Accommodation House, during the 'road open' period only, as indicated on the map attached in Schedule 4. Concessionaires and their clients are permitted to stay up to 5 consecutive nights at each of these sites.

CONDITIONS APPLICABLE TO SPECIFIC CONCESSIONS ONLY

These conditions need to be numbered accordingly to follow on from those above when included in a permit and references to Schedules should be updated.

Mountain Bikers Code (*guided mountain bike permits only*)

The Concessionaire shall ensure that their staff and clients abide by the Mountain Bikers Code at all times. (see Schedule X).

Horse Management (*guided horse trekking permits only*)

The Concessionaire shall ensure that:

- a) Horses eat only weed free feed at least 48 hours prior to entering the Reserve. Weed free feed includes clean chaff, pellets and cracked, rolled or steamed grains.
- b) Horses' hooves are cleaned prior to entering the Reserve.
- c) Horse manure is scattered so that it degrades faster and does not create a nuisance for other users. Manure should not be scattered onto river beds, native bush, native tussock grasses or any other unmodified or sensitive areas.
- d) horses are fed from nose-bags should they require supplementary hard feed whilst on the Reserve.
- e) horses stay on permitted roads, tracks and routes as defined in the Schedule 3 whilst travelling through the Reserve.

The Concessionaire shall:

- a) Carry and use canvas or collapsible buckets and/or pump and hose where possible to water and wash horses.
- b) Discourage horses from grazing on native vegetation whilst in the Reserve.

- c) Avoid fragile natural areas with high conservation values such as wetland or fragile alpine areas and avoid unduly disturbing unstable or erosion prone soils.
- d) Remove horse manure from hut and campsite areas so that flies and manure do not create a nuisance for users of these areas.
- e) Select firm, stony crossings, and cross at a 90° angle to the banks when crossing creeks, streams and riverbanks and use bridges or well-used crossings wherever possible to limit erosion of the banks.

Guided Overnight Horse Treks (guided horse trekking permits involving overnight stays only):

General horse trekking conditions should also be included.

The Concessionaire shall:

- a) Contact the Farm Manager at least 7 days in advance of each trek to obtain clear instructions as to where horses can be grazed overnight.
- b) Relocate portable yards each night (if used), to help minimise trampling and vegetation damage.
- c) Always camp horses well clear of watercourses (at least 50 metres away) and wash and water horses downstream from where other campers get their water.
- d) when using nightlines:
 - i) use tree protectors on nightlines to prevent trees from being damaged, if required and incorporate stops in line to prevent horses becoming entangled around trees.
 - ii) Where possible make nightline length 15 metres or more to reduce concentrated impact.

Fishing Management (guided fishing permits only)

In respect of guided fishing for trout the Concessionaire shall ensure that:

- a) Prior to undertaking the guiding fishing operation that their guides and clients hold and comply with a valid New Zealand fishing licence.
- b) Clients do not target any indigenous fish species and ensure that any such species are released immediately if caught.
- c) Fish waste is disposed of well away from any water bodies and is not left exposed on any riverbanks.
- d) No fishing trips are undertaken outside of the permitted open fishing season (October 1 to April 30).

Hunting

- a) Hunting on Rangitahi/Molesworth requires a special permit and **is not covered under the concession** and must be obtained from the Wairau/Renwick Department of Conservation Office. Allow up to a week to organise and issue permits.

- b) Permits for hunting deer, chamois, goats and pigs will only be issued for a specific period (up to a week) and for a specified area. Different areas are available at different times of the year, depending on farm requirements and stock locations.

ADVISORY NOTES:

1. Acheron Road Access - Definitions

Definition	What this means for Concessionaires	Time of Year
'Road Open – No Activity Permit Required'	Concessions can be issued for recreational activities during this period. Rangitahi/Molesworth Homestead Manager does not need to be notified prior to travel. Access across the road is also open to the public without the need for an 'activity permit'.	Labour Day Weekend in October to Mid-April*
'Road Closed – Activity Permit Required'	Concessions can be issued for recreational activities. Rangitahi/Molesworth Homestead Manager is to be notified no less than 7 days prior to the activity start date to minimise conflict with farming operations. An 'activity permit' for public to access the road is required.	Mid-April to late May and late September to Labour Day weekend*
'Road Closed to Motorised Vehicles'	Concessions cannot be issued for recreational activities. Access is only possible in 'exceptional circumstances.' Access across the road is not open to the public.	Late May to late September*

**Exact dates to be confirmed by the Department's Wairau/Renwick Office on an annual basis and posted on the Department's website.*

2. Travel Dates Arrangements relating to Special Conditions when accessing the Acheron Road

The Concessionaire shall be advised that:

- a) To avoid clashes within the 'road closed- activity permit required' period, the Rangitahi/Molesworth Homestead Manager will provide the Department of Conservation with a shared physical calendar of planned stock and/or farming operations which are of significance to Landcorp's commercial business.
- b) Rangitahi/Molesworth management will notify the Department of Conservation if, for seasonal variations or weather events, a scheduled concessionaires trip clashes with a stock movement and/or other farming operation.
- c) The Department will liaise with the Rangitahi/Molesworth Homestead Management and the Concessionaire to establish a window of access during the intended day of travel (within permitted daylight access times) or will facilitate the movement of the visiting group e.g. cyclists, to ensure their welfare and safety to the best of the company's ability.
- d) All parties are to adhere to the agreed date and time of alternative travel arrangements.

APPENDIX D – Online Map Guidance

Map information can be viewed here: [Online map](#)

Information is provided in different layers that can be turned on or off to help Applicants focus on the different elements while also being able to see how they interrelate.

APPENDIX E – Buildings and Structures List

Buildings and Structures on Rangitahi/Molesworth

<p>PART 1 : BUILDINGS</p> <p>Homestead Complex:</p> <p>Homestead – Station Manager’s residence Stockman’s House and garage Cookshop Staff lounge and ablution block Stockman’s quarters 8 single men’s huts 2 cottages (Ministerial and Cow paddock) Homestead (original cob homestead) Office/forge complex Woolshed Cowshed Dog kennel complex Implement sheds - 4 bay truss shed 3 bay tractor shed Garages - 4 bay (staff) 2 bay (homestead) 1 bay (cottage) Haysheds - 2 x 3 bay Fuel shed Paint shed Stable/freezer room/sawbench Poison sheds (2) Hen-houses (2) Skin shed Freezer shed Wood-shed (homestead) Cattleyard sheds (2)</p> <p>Molesworth Airstrip Complex: (on Muller Station)</p> <p>Bulk carrot shed – 3 bay, concrete floor Carrot shed – 2 level Carrot shed Fertiliser shed – 3 bay Skin shed Meat safe (tank) Cattleyard sheds (2)</p>	<p>Fertiliser shed – 3 bay (at airstrip)</p> <p>Tarndale Complex:</p> <p>Staff accommodation block Original cob homestead and sleeping quarters Generator shed Fuel shed Wood-shed Dog kennels Stable Smithy Implement shed – 3 bay Skin shed Meat safe (tank) Cattleyard sheds (2) Fertiliser shed – 3 bay (at airstrip)</p> <p>Redgate Complex:</p> <p>Redgate Hut – staff accommodation Meat safe Saddle shed Fertiliser shed – 3 bay (at airstrip)</p> <p>Bush Gully Complex:</p> <p>Accommodation house Singlemen’s quarters (3) Washhouse /woodshed Dog kennels Generator shed Fuel shed Implement shed – 3 bay Stable/saddleshed Workshop/Smithy Hayshed – 3 bay Killing shed Skin shed Meat safe Bail sheds (2) (at cattleyards) Equipment sheds (2) (at cattleyards) Fertiliser Shed – 3 bay (at airstrip)</p> <p>The Guide Complex:</p> <p>Guide Hut Staff Accommodation Wood shed pump shed Saddle shed</p>
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<p>Clarence Complex:</p> <p>Accommodation House (original cob homestead) Old stable Storage shed (adjacent to bridge) Fertiliser shed – 3 bay (at airstrip) Carrot shed (at airstrip) Old hut (at airstrip)</p> <p>Other Buildings:</p> <p>Huts – Kerrytown (Acheron) Saxton Stoat Creek Gloucester Black serpent Yarra Halfmoon Fertiliser sheds (3 bay) - Leader Isolated Flat Fertiliser shed (3 bay) Hut – Big Bush Holding Paddock hut (Acheron) Bottom Saxton hut</p> <p>PART II : AIRSTRIPS</p> <p>(Fertiliser sheds included in building list)</p> <p>Molesworth Isolated Flat Redgate Tarnedale Leader Bush Gully</p> <p>PART III : CATTLEYARDS</p> <p>Homestead Tarnedale Bush Gully Guide</p> <p>PART IV : FENCING</p> <p>180,000 metres (approx) of Station fencing and 3 wire electric fencing.</p> <p>PART V : WATER SUPPLY</p> <p>To buildings only</p>	<p>Natural stock water PART VI : ROADING</p> <p>120km (approx) of Station tracks</p> <p>PART VII : ELECTRICITY SUPPLY</p> <p>To Homestead complex only Independent generator supply to other buildings used for accommodation</p> <p>PART VIII : CLEARING AND GRASSING</p> <p>65,000ha (approx) oversown and topdressed</p> <p>PART IX : PLANTATIONS</p> <p>At Tarnedale – 134 hectares under silverculture</p> <p>PART X: RADIO EQUIPMENT</p> <p>Radio repeater at Maukuratawhai</p> <p>EXCLUSIONS</p> <p>It is further recorded that the following buildings, structures and other Improvements existing on Molesworth at the Commencement Date are not owned by the Lessee. Other Improvements may be effected during the term of the Lease that are not owned by the Lessee.</p> <p>PART I: BUILDINGS</p> <p>Transpower accommodation building at the homestead site subject to lease described in CT MB5D/1126 (Marlborough Registry) and Deed of easement in gross described in CT MB5D/1127 (Marlborough Registry). Complex with garage and generator and shed adjoining. Sedgemere Chalet (two buildings). Lake McRae hut Rough Creek hut Island Gully hut Elliot Bivvy</p> <p>PART II: BRIDGES</p> <p>2 x Lower Acheron</p> <p>PART III: VISITOR FACILITIES</p> <p>Signs (various) Campgrounds x 3 (Tennyson, Molesworth, Acheron) Toilets (at campgrounds)</p> <p>PART IV: MISCELLANEOUS</p> <p>River flow gauges 3 x pylon lines and associated access tracks (Transpower) Radio repeater at Barefell</p> <p>PART V: ROADING</p> <p>90km (approx) of roading and bridges</p> <p>PART VI: FENCING</p> <p>Department of Conservation Representative Area and other fences</p>
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APPENDIX F - Tender Application Form

Provide all information requested. If extra space is required, attach and label according to the relevant section (e.g. Section A.1). The original copy of the tender application must be signed by the Applicant or a duly authorised officer. Applications from a partnership or joint venture must describe all parties.

A. Tenderer's Details

Tenderer's Name (full name of registered company or individual)								
Legal Status of applicant (tick)	Individual		Registered Company		Trust		Incorporated Society	
Other (please specify full details)								
(for all other than Individual please attach proof of legal status e.g. company registration information; trust deed registration information)								
Trading Name (if different from Applicant name)								
Postal Address								
Street Address (if different from Postal Address)								
Registered Office of Company or Incorporated Society (if applicable)								
Phone		Website						
Contact Person and Role								
Phone		Cell Phone						
Email								
Contact Person and role								
Phone		Cell Phone						
Email								
Details of any Concession held with the Department (now or in the past, include concession number)								
Are all fees related to the above concession(s) up to date?								
<i>Note: If current fees are not up to date, your Tender Application may be rejected.</i>								

B. **Experience, Technical Skills and Resources** (see Appendix H for detailed information requirements). You may refer to attachments/separate documents but ensure they address the requirements or fill gaps where not.

C. **Proposals and Economic Benefits** (see Appendix H for detailed information requirements). You may refer to attachments/separate documents but ensure they address the requirements or fill gaps where not.

Continue on additional sheets if necessary

D. **Biodiversity and Heritage Protection** (see Appendix H for detailed information requirements). You may refer to attachments/separate documents but ensure they address the requirements or fill gaps where not.

Continue on additional sheets if necessary

- E. **Public Access Protection and Enhancement** (see Appendix H for detailed information requirements). You may refer to attachments/separate documents but ensure they address the requirements or fill gaps where not.

Continue on additional sheets if necessary

F. **Additional Treaty Context** (see Appendix H for detailed information requirements). You may refer to attachments/separate documents but ensure they address the requirements or fill gaps where not.

G. Tender Price Bid

I _____ tender the total tender price of \$_____ per annum (plus GST) to graze and maintain the Land and to use and maintain the farm buildings, structures and chattels, over 180,787 hectares more or less within the Molesworth Recreation Reserve as described in the tender documents and shown on the online maps.

I understand that the concession activity fees for ancillary tourism accommodation and activities would be additional and charged in accordance with the Department's pricing policy.

I note that the Department's pricing policy requires a three-yearly review of Concession Activity Fees.

H. Checklist

Please use this checklist as a guide to determine if you have provided all the information required for your tender application.

Required Information for all applicants	<input checked="" type="checkbox"/>
Tender application forms completed in full and signed	<input type="checkbox"/>
\$750.00 lodgement fee (cheque or proof of internet bank transfer)	<input type="checkbox"/>
Two written testimonials included	<input type="checkbox"/>
Tender submitted in time for the close	<input type="checkbox"/>

I. Declaration

I certify that the information provided on this tender application form, and all attached additional forms and information, is to the best of my knowledge true and correct.

To be signed by all parties to the tender.

Signature:		Date:
Name (in full) and Position:		
Signature:		Date:
Name (in full) and Position:		
Signature:		Date:
Name (in full) and Position:		
Signature:		Date:
Name (in full) and Position:		

APPENDIX G - Evaluation Matrix

Stage One - Evaluation Matrix - Mandatory Information

	Supplier 1	Supplier 2	Supplier 3	Supplier 4	Supplier 5
Mandatory Criteria	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
Lodgment fee submitted with application?					
Tender form completed, signed and received by the close?					
No existing concession fees arrears? (if applicable)					
Any past convictions and/or proceedings and/or investigations under the Conservation Act 1987 or the Reserves Act 1977?					
Annual Financial Returns for last 5 years provided and considered satisfactory.					
Has large high country farming expertise supported by two testimonials provided from either farm advisors, employers or landowners from whom they have previously leased land?					
Overall Result (Pass/Fail)					

Stage Two - Evaluation Matrix – Weighted Attributes

Panel Member:																		
Rangitahi/Molesworth Tender Process				Supplier 1			Supplier 2			Supplier 3			Supplier 4			Supplier 5		
Criteria		Weighting	Score	Weighted Score	Comments / Any further clarification required.	Score	Weighted Score	Comments / Any further clarification required.	Score	Weighted Score	Comments / Any further clarification required.	Score	Weighted Score	Comments / Any further clarification required.	Score	Weighted Score	Comments / Any further clarification required.	
Proposal, Expertise, Economics	Proposal details, skills and experience, performance record, employment, training and other economic benefits.	35.00%		0.00			0.00			0.00			0.00			0.00		
Biodiversity and Heritage Protection	How you intend to promote and protect biodiversity and heritage.	15.00%		0.00			0.00			0.00			0.00			0.00		
Public Access Enhancement	How you intend to enhance public recreational access.	15.00%		0.00			0.00			0.00			0.00			0.00		
Additional Treaty Context	Tāngata whenua engagement and protection of tāngata whenua interests	20.00%		0.00			0.00			0.00			0.00			0.00		
Tender Price (considered after the above criteria)	Weighted score from price score sheet	15.00%		0.00			0.00			0.00			0.00			0.00		
TOTALS		100%	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00		

EVALUATION MATRIX - PRICE SCORE SHEET

Rangitahi/Molesworth Tender Process	Supplier 1	Supplier 2	Supplier 3	Supplier 4	Supplier 5
Criteria					
Tender Price					
Highest Price = \$0.00					
Score out of 10 relative to highest price					

Detailed Definitions and Information Requirements

The Applicant needs to clearly and thoroughly respond to the following matters:

<p>Proposal Details, Expertise, Economics</p>	<ol style="list-style-type: none"> i. Business plan and farm management plan; ii. Applicant's Previous Experience and Technical Skills in relation to relevant farming; iii. Applicant's Previous Experience and Technical Skills in relation to recreational tourism offerings (if any); iv. Ancillary recreational tourism facilities (if any; v. Economic benefits of proposal. 	<ul style="list-style-type: none"> • Provide a financial and operational business plan of your proposals • Provide a farm management plan that explains proposed land use, stock types and numbers and their seasonal/annual management, plant and equipment, staffing, buildings and improvements and environmental conditions management • Describe how health and safety issues on the Land would be managed • Describe your, and your proposed staff, relevant farm and livestock management experience and/or training in animal husbandry under similar environmental conditions • State the stock types and numbers you have currently or previously managed • Provide evidence of a good farming track record and ability to manage land sustainably according to industry best practice/standards • Provide evidence of any previous experience with protecting ecological, cultural and heritage values, Treaty Partner engagement and public engagement • Provide evidence of any previous experience with ancillary recreational tourism activities • If you plan to carry out the activity with other parties, explain how you expect the parties to work together to achieve the desired outcomes; and • List previous Department concessions held (if any) with permit numbers • Describe any proposed ancillary recreational tourism facilities, their resourcing and management • Describe potential economic benefits • Describe any other aspirations you may have for the farm; and
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		<ul style="list-style-type: none"> Describe how you intend to use the homestead and who would occupy those buildings so that the Minister can assess whether the Residential Tenancies Act 1986 would apply to the occupation. Identify how your proposal supports the economic aspirations of mana whenua.
Biodiversity and Heritage and Cultural Values Protection	<ul style="list-style-type: none"> i. Protection of existing, cultural and heritage conservation values; ii. Control of pests and weeds; and iii. Environmental policy. 	<ul style="list-style-type: none"> Describe how you would protect and enhance the reserves ecological and landscape values Describe how you would manage weeds and pests Provide your environmental policy (if you have one), that includes climate change Describe how you would reduce carbon emissions over the term of any concession Describe how you would protect and enhance the cultural, heritage and archaeological values of the reserve. Describe what kaitiakitanga means to you and any measures you would implement to reflect or give effect to Kaitiakitanga.
Public Access Enhancement	<ul style="list-style-type: none"> i. Protection of existing public access; and ii. Proposals to enhance public access and recreational use. 	<ul style="list-style-type: none"> Explain how you would enable public access and recreational use of the reserve – this should not restrict current level of access Describe any restrictions to public access that you would require to enable your farming operation to take place.

Additional Treaty Context	<ul style="list-style-type: none"> i. Tāngata whenua engagement ii. protection of tāngata whenua interests 	<ul style="list-style-type: none"> • Explain if your proposal gives effect to the principles of the Treaty of Waitangi • Identify how your proposal will accommodate Treaty Partner(s) settlements. Explain how you our Treaty Partner(s) would be involved in the management of the concession opportunity • Explain how taonga sites/resources would be protected • Explain how our Treaty Partners' relationship to, and tikanga connected with, the land would be recognised • Explain how our Treaty Partners' economic interests would be supported • These examples should not be considered an exhaustive list, please include any additional Treaty context you consider relevant.
Tender Price	<ul style="list-style-type: none"> i. Price submitted for farming proposals. 	<ul style="list-style-type: none"> • Tender price submitted should be in the format of \$X plus GST. • Tender Price must be placed in a separate sealed envelope or separate pdf document. This will be opened following evaluation of other criteria. A weighting score will be automatically calculated for each tender price by the Price Score Sheet relative to the highest tender price, with the highest gaining a score of 10 and others less. These scores will then populate the Weighted Attributes Evaluation Matrix to give a weighted score for each tenderer and their final total. • The Fees for any tourism accommodation and other proposals are additional to the Tender Price bid and will be set by the Department in line with its Pricing Policy.